

Appendix 4: About Nashville

Welcome to Nashville!

Nashville, located in the rolling hills of middle Tennessee, is a great place to live, work, or visit.

Fort Nashborough was founded on the banks of the Cumberland River on Christmas Day in 1779. In 1784, the community changed its name to Nashville, which incorporated as a town in 1806 and was permanently established as the capital of Tennessee in 1843. The town developed as a prosperous river city. Its growing population, business, and industry helped develop it as a center of transportation, publishing, finance, and education.



The Founding of Nashville
Statue of Nashville's founders
at Ft. Nashborough

The Nashville and Davidson County governments consolidated into a single entity under the Metropolitan Charter effective April 1, 1963. The city's 525 square miles is home to more than 600,000 residents.

Nashville has been named one of the 15 best U.S. cities for work and family by Fortune Magazine. The area offers a low cost of living (94% of the national average), a variety of residential opportunities, abundant recreational and tourist opportunities, a lively cultural base, diverse economy closely mirroring that of the nation, a regional hub for health care, and many institutions of higher education. Transportation is available by air, train, water, and road – 50% of the nation's population lives within 650 miles via one of the three interstate highways that converge in the city. Although it has a diverse and balanced economy with manufacturing, transportation, education, financial, healthcare, and other services, Nashville may be best known as the home of country music – Music City USA.

The climate is delightfully seasonal. Summer highs average in the upper 80s and winter lows average around 30 with only occasional light snows. Spring and fall include wonderful displays of natural color.

Residents and visitors alike can enjoy a wide variety of cultural offerings. Galleries include:

- Cheekwood Botanical Gardens and Museum of Art – <http://www.cheekwood.org/>
- Fisk University Galleries – <https://www.fisk.edu/services-resources/fisk-university-galleries>
- Frist Center for the Visual Arts – <http://www.fristcenter.org/>
- The Parthenon – <http://www.nashville.gov/Parks-and-Recreation/Parthenon.aspx>
- Tennessee Performing Arts Center – <http://www.tpac.org/>

- Tennessee State Museum – <http://www.tnmuseum.org/>
- Country Music Hall of Fame Museum – <http://www.countrymusichalloffame.org/>

Historic sites in or near Nashville include:

- Bicentennial Capitol Mall State Park – <http://tnstateparks.com/parks/about/bicentennial-mall>
- Belle Meade Plantation – <http://www.bellemeadeplantation.com/>
- Carnton Plantation – <http://boft.org/carnton>
- Carter House – <http://boft.org/the-carter-house>
- The Battle of Nashville/Fort Negley – <http://www.bonps.org/fort-negley/>
- The Hermitage: Home of Andrew Jackson – <http://www.thehermitage.com/>
- Tennessee State Capitol – <http://www.bonps.org/tour/capitol.htm>
- Travelers Rest Historic House/Grounds – <http://www.travellersrestplantation.org/>

And, of course, entertainment includes all kinds of music, including the Grand Ole Opry, the Country Music Hall of Fame, and the Nashville Symphony. Up-to-date information for conventions and visitors is available at <http://www.visitmusiccity.com/>.

What Others Are Saying About Nashville

Over the past few years the Nashville area has been recognized as one of the best places in the country to work, live and raise a family. The following are just a few of the most recent recognitions:

Nashville was ranked 8th of the best cities for investing in the housing market. The study analyzed markets with a population of over 500,000 and looked at five key statistical factors, especially affordability and a three year housing price forecast. *Forbes, January 10, 2017*

Nashville was included as one of the 50 Best Places to Travel in 2017. Travel+Leisure chose Nashville as one of the best destinations around the world because of the milestones for many attractions and the growth in many areas. *Travel+Leisure, December 28, 2016*

NerdWallet ranked Nashville 3rd on their list of the Top 10 Cities for Job Seekers. They reviewed the 2015 statistics of the 100 largest cities in the United States, looking at unemployment rates, growth in the population of people who are at working age, and median annual earnings and monthly rent. Two factors that were mentioned especially for Nashville were the health care industry and the fact that Nashville is a state capital, one of five capitals on the list. *NerdWallet, December 19, 2016*

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The Milken Institute released its 2016 Best-Performing Cities list, ranking the Nashville MSA as 7th, 11 spots higher than the 2015 rank. This jump in overall ranking is due to growth in wages and salaries, with increases in almost all other statistics that were measured. *Milken Institute, December 14, 2016*

Nashville and the Middle Tennessee region was ranked 4th of the top markets for advanced manufacturing in a report from the Boyd Company. The company looked at 24 different regions around the country and analyzed the operating cost required to run a manufacturing facility with 500 employees for one year. Not only is the operating cost an incentive, but the overall market and culture of the city mean that Nashville is often considered in company relocations and expansions. *The Tennessean, October 13, 2016*

Adobo.com looked at the top 25 cities in the US based on population and analyzed their job growth in 5 occupation categories. Nashville was included in the top ten lists for two of the five categories. *Adobo, September 28, 2016*

Nashville was ranked 3rd on SmartAsset's list of America's Best Minor League Baseball Towns. The study analyzed quality of life for the city and game day experience. *SmartAsset.com, September 27, 2016*

The Nashville MSA was tied for 5th of the best cities for net employment outlook in the ManpowerGroup's Employment Outlook Survey. For Q4 of 2016, the net expected increase in hiring was 27%. The survey looks at the 100 largest MSA's in the United States and surveys employers on their plans for staffing levels. *ManpowerGroup, September 13, 2016*

Nashville was ranked 1st on ProFlowers' list of the 10 Instagram-worthy spots for fall, topping #2 Central Park by over 1.5 million photos. The list was created based on the number of hashtags with the city's name and fall foliage. *ProFlowers.com, September 12, 2016*

On the list of the best cities for freelancers, Nashville was ranked 2nd by NerdWallet. This was based on percentage of self-employed residents and cost of rent and other bills. *NerdWallet, August 30, 2016*

According to a study completed by Newgeography, the Nashville MSA ranked 1st in a list of areas that are seeing employment growth in the financial services industry. *Newgeography.com, August 17, 2016*

Nashville has ranked 4th for the second year in a row on the Condé Nast list of the Friendliest Cities in the U.S. for 2016. *Condé Nast Traveler, August 11, 2016*

The Brookings Institution has released a study of advanced industries in the 100 largest metropolitan areas in the U.S. The Nashville MSA was ranked 1st in annual percentage change from 2013-2015 with a 7.9% increase in employment and 2nd for an increase of 8.0% for 2010-2013. *Brookings Institution, August 4, 2016*

Forbes released a list of the 15 U.S. Cities Creating the Most White Collar Jobs in 2016. Nashville was ranked 1st on the list with a 47.2% increase since 2010 and a 7.7% growth in 2015. *Forbes, July 21, 2016*

The Nashville MSA was 1st on WalletHub's 2016 Best & Worst Cities for Women-Owned Businesses. WalletHub analyzed 100 cities around the United States based on factors related to business climate and growth. *WalletHub.com, February 22, 2016*

SmartAsset.com released an article about the best cities for income in STEM jobs, and Nashville was 5th out of the top 25. The growth for STEM incomes in Nashville was highest in the 54 cities researched. The percentage increase was 5.3% in 2014, much higher than the average of 1.6% among the cities investigated. *SmartAsset.com, February 9, 2016*

The Nashville MSA was ranked 18th out of 200 large cities on the Milken Institute's Best-Performing Cities for 2015 list, dropping three spots from the 2014 ranking. The Milken rankings are based on both short-term and long-term economic growth, job growth, and wage growth. *Milken Institute, December 9, 2015*

Nashville was ranked 5th on Forbes' list of The Cities Americans are Thriving to and Fleeing. The study looked at rate of domestic migration from 2010 to 2014. *Forbes, October 21, 2015*

Nashville was ranked 6th on Inc.com's list of the 10 Best Places to start a business. The calculations were based on ease of starting a business, ease of hiring, regulation, and overall friendliness. *Inc.com, August 18, 2015*

Condé Nast's list of the Friendliest Cities in the U.S. in 2015 has Nashville in 4th place, up from 8th in 2014, based on the city's people, character, and entertainment options. *Condé Nast Traveler, August 14, 2015*

Nashville ranked 8th on Forbes' list of the Cities Creating the Most Tech Jobs. The study looked at employment growth in the STEM industries (science, technology, engineering, and mathematics). Nashville's growth was 68.6% from 2004 to 2014. *Forbes, April 14, 2015*

Forbes ranked Nashville 20th on its list of America's Fastest-Growing Cities. The study looked at population growth from 2014 to 2015, job growth, unemployment data, and other economic factors. *Forbes, January 27, 2015*

WalletHub released a list of 2015's Best and Worst Metro Areas for STEM Professionals (science, technology, engineering, and math). The study looked at employment, wages, and other factors for the best job markets for these professionals. *WalletHub.com, January 14, 2015*

Nashville was ranked 15th on the Milken Institute's Best-Performing Cities for 2014 list. The Milken rankings are based on both short-term and long-term economic growth, job growth, and wage growth. *Milken Institute, January 8, 2015*

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Demographic Statistics

Population

2016	684,410	(Census estimate)
2015	678,889	(Census estimate)
2014	669,094	(Census estimate)
2013	659,428	(Census estimate)
2012	649,318	(Census estimate)
2011	635,799	(Woods & Poole Economics, 2013 Projection)
2010	626,681	(U.S. Census and Metro Planning)
2009	629,211	(ACS 1 year estimated)
2008	626,144	(U.S. Census and Metro Planning)
2007	620,267	(U.S. Census and Metro Planning)
2006	614,200	(U.S. Census and Metro Planning)
2005	607,413	
2004	597,263	
2003	588,512	
2002	582,346	(Census estimate)
2001	578,832	(Census estimate)
2000	569,891	(U.S. Census)
1999	542,376	
1998	539,083	
1997	535,546	
1996	532,008	
1995	528,471	
1990	510,784	(U.S. Census)
1980	477,811	(U.S. Census)

Racial Composition (U.S. Census Bureau 2011-2015 American Community Survey 1-year Estimates)

White	64%
Black or African American	27%
Asian	3%
Other (including Native American & Pacific Islander)	3%
Multi-racial	3%
Total (Includes 10.0% Hispanic or Latino)	100%

Age Composition (U.S. Census Bureau 2011-2015 American Community Survey 1-year Estimates)

0 - 9 years:	13.3%
10 - 19 years:	10.8%
20 - 34 years:	26.9%
35 - 44 years:	13.8%
45 - 54 years:	12.4%
55 - 64 years:	11.7%
>65:	11.1%

Households (U.S. Census Bureau 2011-2015 American Community Survey 1-year Estimates)

Number of households:	274,187
Owner Occupied:	149,048
Renter Occupied:	125,139
Marriage Licenses (FY2016):	6,297

Climate

Average Temperatures (degrees Fahrenheit)

	Average	Avg High	Avg Low
Annual	59	70	49
January	38	47	28
July	79	89	69

Annual Average Precipitation	47"
Annual Average Snowfall	7"
Elevation	500' above sea level

Elections

Registered Voters:	405,935
Votes cast last election: (November 2016 National/State Election)	252,830
% voting last Nat'l/State election:	62.3%
Nov 2016 Total Election Expense	\$1,330,200

Education

Metro Nashville Public Schools:

Elementary	81	Magnet	14
Middle School	47		
High School	31	Charter School	27
Special Education	3		

Private and Parochial in MSA	70
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Colleges:

Four Year and Post Graduate Institutions	25
Community Colleges	5
Vocational and Technical Schools	22

Nashville Public Library:

2,512,056	Cataloged collection total FY15-16
5,371,115	Circulation total for FY15-16

Household Income (U.S. Census Bureau 2011-2015 American Community Survey 1-year Estimates)

Per capita income:	\$31,480
Median household income:	\$52,026

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Economic Statistics

(MSA = Metropolitan Statistical Area)

Building Permits

Year	Number	Value in Millions
2016		
2015	12,389	2,846
2014	11,027	2,277
2013	9,710	1,710
2012	10,374	1,619
2011	8,340	1,164
2010	10,173	1,221
2009	8,235	956
2008	9,305	1,304
2007	10,557	1,556
2006	10,937	1,846
2005	10,507	1,663
2004	9,745	1,429
2003	9,653	1,193
2002	9,431	1,076
2001	9,196	1,227
2000	9,376	1,323
1999	10,087	1,622
1998	10,798	1,268
1997	10,087	1,151
1996	9,926	992
1995	10,361	1,009

Unemployment Rate (%)

	Nashville	U.S.
2015	4.6	5.3
2014	5.2	6.2
2013	6.2	7.4
2012	6.5	8.1
2011	8.0	8.9
2010	8.8	9.6
2009	8.9	9.3
2008	5.4	5.8
2007	3.8	4.6
2006	4.2	4.6
2005	4.5	5.1
2004	4.5	5.5
2003	4.6	6.0
2002	4.3	5.8
2001	3.5	4.7
2000	3.1	4.0
1995	3.3	5.6

Source: Bureau of Labor Statistics

Employment by Industry (MSA)

Mining, Logging, & Construction	4.2%
Manufacturing	8.7%
Trade, Transportation & Utilities	19.1%
Information	2.4%
Financial Activities	6.6%
Professional & Business Services	16.5%
Education & Health Services	15.3%
Leisure & Hospitality	10.8%
Other Services	4.1%
Government	12.3%

Source: Bureau of Labor Statistics

Top Area Employers (excluding government agencies)

Vanderbilt University and Medical Center
HCA Holdings
Nissan North America
Saint Thomas Health
Community Health Systems
Randstad
Asurion
Electrolux Home Products
The Kroger Co.
National Healthcare Corp.
Shoney's Inc.
Lowe's Cos.
General Motors
Cracker Barrel Old Country Store
Gaylord Opryland
Maury Regional Medical Center
Middle Tennessee State University
Triumph Aerostructures
AT&T
UPS
Amazon
Dollar General Corp.

Cost of Living Index (C2ER, ACCRA 2015 Annual COLI via the Nashville Area Chamber of Commerce)

United States Average	100.0
Nashville Region	95.7

Housing (U.S. Census Bureau 2011-2015 American Community Survey 1-year Estimates)

Median Value Owner Occupied Units	\$188,200
Median Gross Rent	\$924

Taxes

State Sales Tax Rate	7.00%
State Food Tax	5.00%
Local Option Sales Tax Rate	2.25%
Property Tax (per \$100 of assessed value)	
General Services District	3.924
Urban Services District	4.516
Income Tax on Salaries and Wages	None
Lottery	Yes

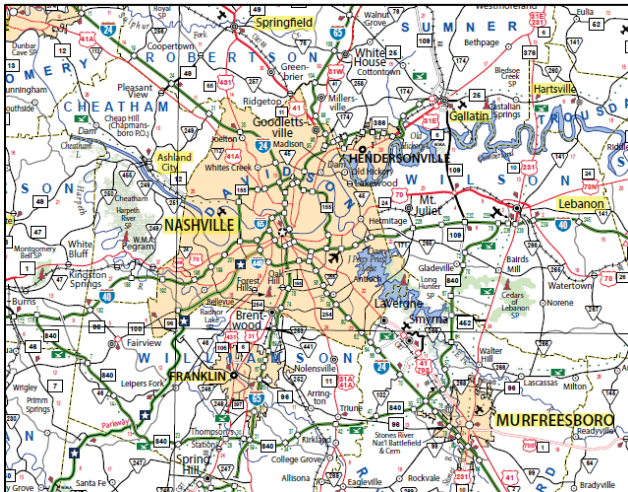
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Area Transportation

Nashville is within 650 miles of half the U.S. population, with 24 states located within that distance. It is served by Nashville International Airport (BNA) plus general aviation airports in the area. More than 12.9 million passengers fly through BNA annually. Daily flights include 440 average daily flights to over 50 nonstop markets.

- Three major interstates (I-24, I-40, & I-65)
- Almost 300 freight carriers and truck terminals
- Major regional center for FedEx Ground and River barge access to the Gulf of Mexico.
- CSX Railroad division headquarters
- Bus lines, B-cycle bike sharing, and commuter rail

Nashville area transportation



Map extracted from the Tennessee 2014 Official Highway Map, used by permission of the Tennessee Department of Transportation, TDOT makes their Official State Highway maps available to the public free of charge at test areas and through the TDOT Map Sales Department.

FY2016 Service Statistics

Police Protection

Ratio of officers per 1,000 Population	2.16
# of Emergency calls received (Code 3)	78,143
# of Non-emergency phone calls received	573,378
Average Urgent call, proceed directly to scene (Use emergency equipment) (receive to arrive time in minutes)	10.0
Average Urgent call, proceed directly to scene (No emergency equipment) (receive to arrive time in minutes)	30.8
Average Routine call (receive to arrive time in minutes)	59.8

Fire Protection

	GSD	USD
Square mileage covered	362	171
Stations	10	28
Average Response Time (minutes)	6:09	5:40
Employees (full-time)	481.47	662
Total Responses	51,440	153,313

Public Works

Roads maintained (lane miles)	5,880
Signs in Metro	100,200
Street lights	53,614
Total parking citations income	\$636,650

Water & Sewer

Treated Water Source:	Cumberland River
Daily capacity:	180,000,000 gallons
Average daily consumption:	87,240,000 gallons
Sewage Treatment Type:	Activated Sludge
Daily peak capacity:	510,000,000 gallons
Average daily treatment:	166,351,000 gallons

Nashville Electric Service (NES)

NES Average Annual Rates:	
Small Commercial/Industrial	11.13¢ per kwh
Large Industrial	10.74¢ per kwh
Residential	10.16¢ per kwh

Piedmont Natural Gas Company

2017 Residential price:	
Per month Nov-Mar:	\$17.45
Per therm Nov-Mar:	\$0.81692
Per month Apr-Oct:	\$13.45
Per therm Apr-Oct:	\$0.76692

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Parks, Recreation and Tourist Attractions

Metro Parks:	185 (15,873 acres)
Open to the Public	13,395.94
Land Banked	1,607.36
Greenway Corridors:	8
Cumberland	
Gulch	
Harpeth	
Mill Creek	
Richland Creek	
Seven Mile	
Stones River	
Whites Creek	
Greenway Trails (completed)	85 miles
Greenway Trails – under development	8 miles
Golf Courses	7 Public, 10 Private
Swimming pools (7 indoor/3 outdoor)	10
Bowling alleys	0
Lakes (non-metro)(with boating & camping)	2
Centennial Sportsplex	
Ice Rinks	2
Fitness Center	1
Swimming Pools	2
*Sportsplex (13 standard size, 8 start up for ages 8 & under)	21
Indoor Tennis Centers	2 Centers, 8 Courts
Neighborhood Community Centers	19
Regional Community Centers	7
Senior Centers	3
School Playgrounds and Tennis Courts	64
Water Spray Parks	3
Wave Country Water Park	
Skate Parks (Two Rivers & Una Park)	2
Dog Parks (off leash)	3
Athletic Fields:	
Baseball/softball	107 (77 in Parks & Rec.)
Soccer	66
Football	8

Picnic Shelters	(Reservable) 59
Sandy Volleyball	2
Multi-Purpose	13
Cricket	2
Parthenon Museum	
Two Rivers Mansion	
Centennial Art Center and Gallery	
Centennial Art Activity Center	
Warner Park Nature Center	
Fort Negley Visitors' Center and Historic Site	
Shelby Bottoms Nature Center in Shelby Bottoms Park	
Beaman Nature Center in Beaman Park	
Bells Bend Nature Center in Bells Bend Park	
Warner Equestrian Center in Percy Warner Park	
Horse Trails throughout Percy Warner Park	
Cross Country Running Courses in Percy Warner Park	
Hamilton Creek Sailboat Marina (172 slips, Adding 8 in Pier 1 Renovation)	
Fort Nashborough Historic Site	
Stone Hall Historic Site	
State Fair Grounds	
Nashville Zoo	
Sommet Center	
Nashville Arena	
Model Airplane Flying Fields	3
Frisbee Disc Golf Courses	3
Professional Sports:	
NHL Hockey (Nashville Predators)	
NFL Football (Tennessee Titans)	
AAA Baseball (Nashville Sounds)	
Soccer (The Nashville Metros)	
Women's Professional Football League (Nashville Dream)	
Hotels/Motel rooms (Davidson County)	>39,000
Largest Meeting Space	600,000 sq.ft.
Restaurants	4,700